





Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Townson, Maryland 21204  
494-3353

Date: June 27, 1988



Mrs. Hannah Friedman  
c/o Chesapeake Builders, Inc.  
7521 Gaither Road  
Sykesville, Maryland 21784

Re: Petition for Zoning Variance  
CASE NUMBER: 88-510-A  
S/S Gearhart Road, 188' W of c/l of Timberlane Road  
(2715 Gearhart Road)  
Petitioner(s): Hannah Friedman  
HEARING SCHEDULED: TUESDAY, JUNE 28, 1988 at 9:00 a.m.

Dear Mrs. Friedman:

Please be advised that \$17.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

and post set(s), there for each set not

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 52724

DATE: 6/28/88 ACCOUNT: 88-510-A  
AMOUNT: \$17.95

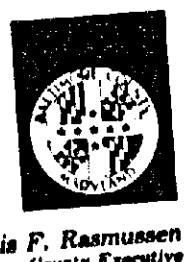
RECEIVED FROM: Milton Friedman  
FOR: Petition for Zoning Variance

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COPIES:  
Haines  
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issuance of  
county

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Townson, Maryland 21204  
494-3353

April 29, 1988



### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 88-510-A  
S/S Gearhart Road, 188' W of c/l of Timberlane Road  
(2715 Gearhart Road)  
Petitioner(s): Hannah Friedman  
HEARING SCHEDULED: TUESDAY, JUNE 28, 1988 at 9:00 a.m.

Variance to allow a side yard setback of 5 feet in lieu of the required 8 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mrs. Hannah Friedman  
File

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
494-3354

May 10, 1988



Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

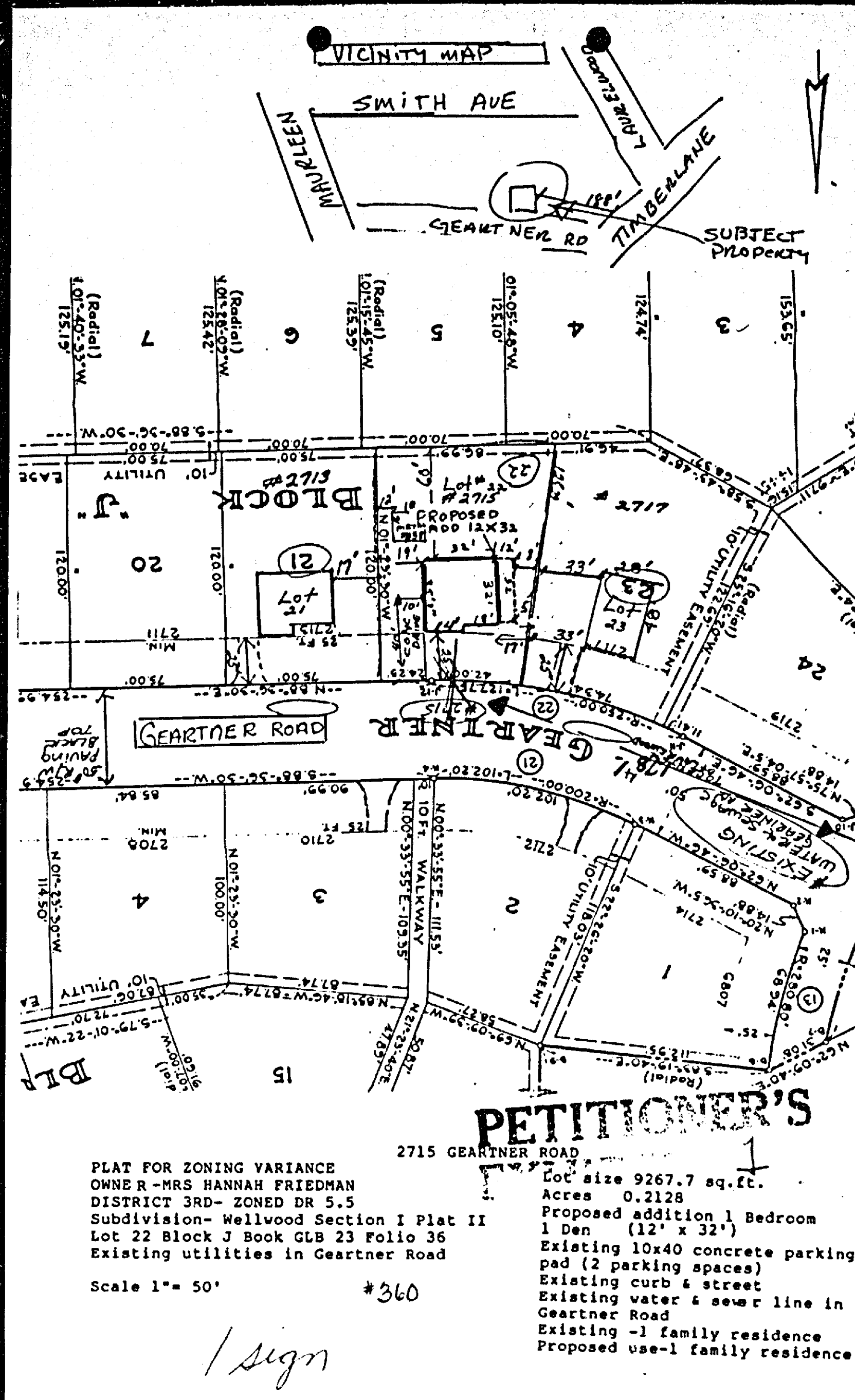
The Bureau of Traffic Engineering has no comments for items number 358, 359, 360, 361, 363, 364, 365, 366, 367 and 368.

Very truly yours,

Stephen E. Weber, P.E.  
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED  
MAY 16 1988  
ZONING OFFICE



Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

April 20, 1988



Paul H. Reincke  
J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Hannah Friedman

Location: S/S Gearhart Road, 188' W of c/l Timberlane Rd.

Item No.: 360

Zoning Agenda: Meeting of 4/12/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Paul H. Reincke, 4/20/88 Noted and Approved: J. Robert Haines  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/J1

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: May 12, 1988  
FROM: P. David Fields, Director, Office of Planning and Zoning  
SUBJECT: Zoning Petitions 88-510-A, 88-511-A, 88-512-A, 88-513-A, 88-515-A, 88-516-A, 88-517-A, 88-518-A, and 88-519-A  
RECEIVED ZONING OFFICE  
DATE: 5/12/88

There are no comprehensive planning factors requiring comment on the subject petitions.

P. David Fields per J. Robert Haines  
Office of Planning and Zoning

PDF/jat  
cc: Shirley Heaz, People's Counsel  
J. C. Howell  
Zoning Office

88-510-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1988.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner: Hannah Friedman Received by: J. Robert Haines  
Attorney: \_\_\_\_\_ Chairman, Zoning Plans Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mrs. Hannah Friedman  
2715 Gearhart Road  
Baltimore, Maryland 21209

RE: Item No. 360 - Case No. 88-510-A  
Petitioners: Hannah Friedman  
Petition for Zoning Variance

Dear Mrs. Friedman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:d

Enclosures



PETITIONER(S) EXHIBIT (2)



Photo A



Photo B

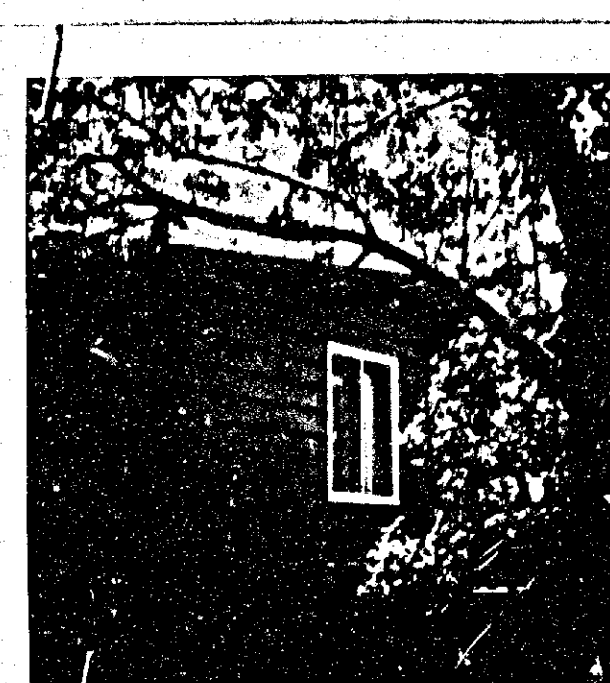


Photo C

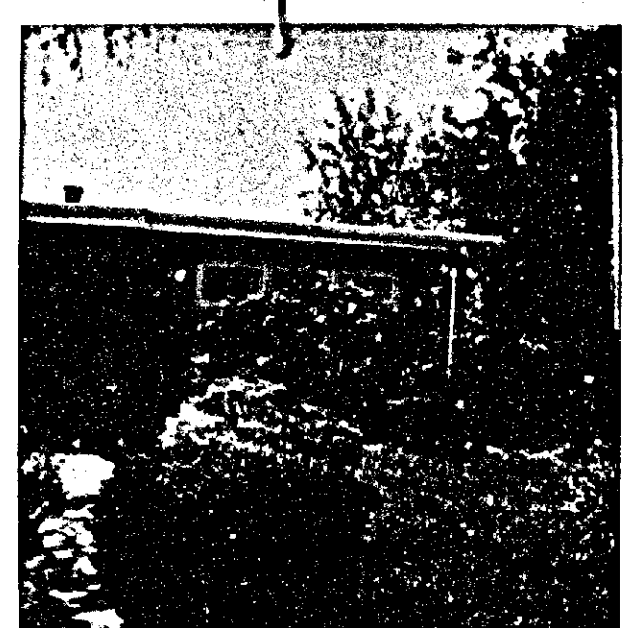


Photo D

PROTESTANT(S) EXHIBIT (1)



Photo E



Photo F

PROTESTANT(S) EXHIBIT (1)



Photo G



Photo H

PROTESTANT(S) EXHIBIT (1)

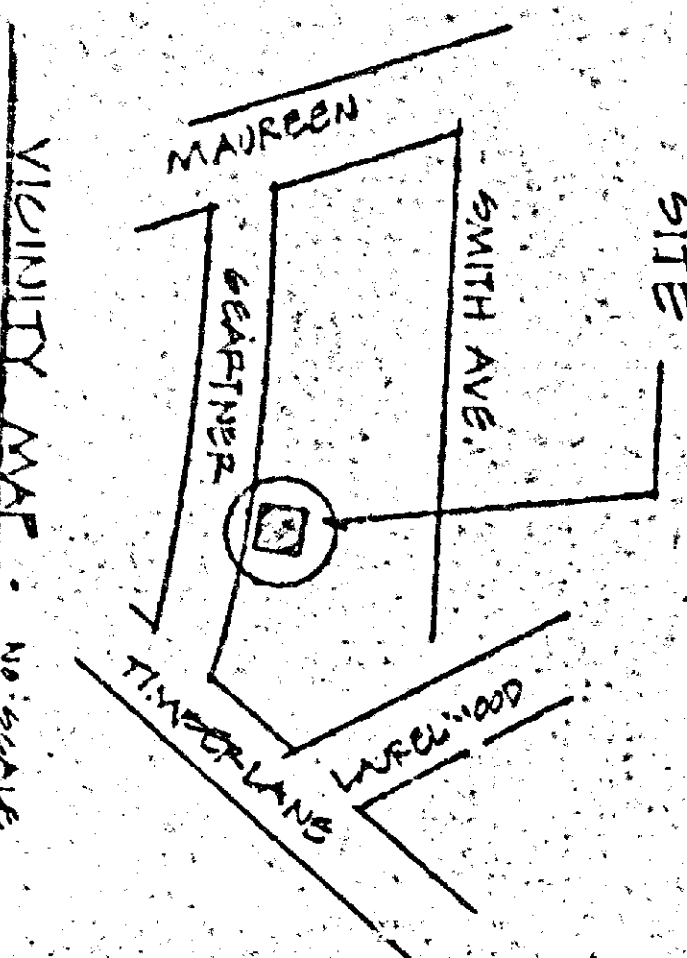
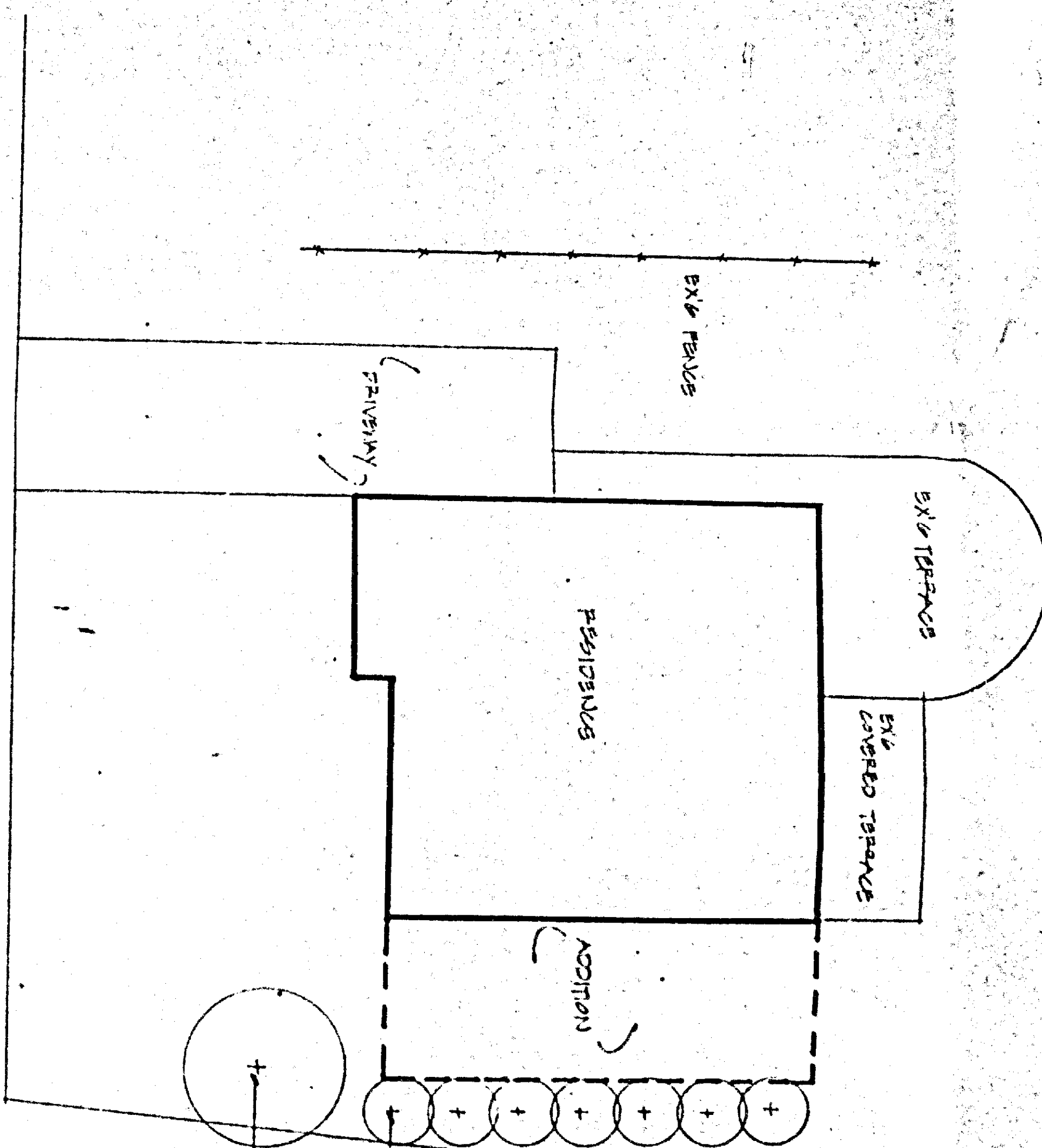


Photo I

FRIEDMAN  
2715 GEARTNER ROAD



SEATING ROAD



(1) TRAIL SIDEWALK AREA  
PARK GREEN AND AND ADJACENT  
4-5' 5-6'  
(2) TRAIL SIDEWALK AREA  
PARK GREEN AND ADJACENT  
4-5' 5-6'

NOTE: LOCATIONS OF SITES PROPOSED  
SHOWN APPROXIMATE.

MAXALEA  
NURSERIES  
INC.

3000 Hill Road  
Baltimore, MD 21219  
301.977.1100

88-510-

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
LANDSCAPE PLAN APPROVAL  
by *[Signature]*  
dab  
8-10-88



